

A RESUBDIVISION OF PLOT 4 AND A PORTION OF PLOT 5 MALONE SUBDIVISION
SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, T4S, R67W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

[illegible]

INDEX

- DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS THEY ARE THE OWNERS OF PLOT FOUR (4) AND A PORTION OF PLOT FIVE (5), MALONE SUBDIVISION, RECORDED IN BOOK 9, PAGE 48 OF THE ARAPAHOE COUNTY RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26 N89°20'02"E, A DISTANCE OF 984.93 FEET;
THENCE S00°11'48"E, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID PLOT 4 AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINES OF SAID PLOT 2 AND PLOT 5, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF JEWELL AVENUE, AS RECORDED AT BOOK 9, PAGE 48 OF SAID COUNTY RECORDS, N89°20'02"E, A DISTANCE OF 578.83 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 4583 AT PAGE 506 OF SAID COUNTY RECORDS;

THENCE ALONG THE WEST LINE OF SAID PARCEL OF LAND S00°14'21"E, A DISTANCE OF 300.88 FEET TO THE SOUTH LINE OF SAID PLOT 5;

THENCE ALONG THE SOUTH LINES OF SAID PLOTS 4 AND 5 S89°21'07"W, A DISTANCE OF 578.65 FEET TO THE SOUTHWEST CORNER OF SAID PLOT 4;

THENCE ALONG THE WEST LINE OF SAID PLOT 4 N00°11'48"W, A DISTANCE OF 300.70 FEET TO THE POINT OF BEGINNING, CONTAINING 174,012 SQUARE FEET OR 3.995 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, A BLOCK, AND TRACTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF JEWELL URBAN COTTAGES SUBDIVISION FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS, AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS:

THE UNDERSIGNED OWNERS FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA:

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146, OF THE CITY CODE OF AURORA, COLORADO ARE IN PLACE AND ACCEPTED BY THE CITY, OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

THE PORTION OF THE SOUTH HALF OF JEWELL AVENUE ABUTTING THE PROPERTY SHALL BE INCLUDED AS A PUBLIC IMPROVEMENT FOR THIS SUBDIVISION AND WILL BE IMPROVED BY THE OWNER TO CITY OF AURORA SPECIFICATIONS;

ALL ELECTRICAL AND COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

OWNER:

UC JEWELL LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE _____ SIGNATURE _____

PRINT NAME _____ PRINT NAME _____

NOTORIAL:

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ AND _____ AS OWNER.

WITNESS MY HAND AND MY OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SEC. 26, T4S, R67W, OF THE 6TH P.M. BEARING N89°20'02"E, A DISTANCE OF 2,626.00 FEET (ASSUMED) FROM THE NORTHWEST CORNER OF SECTION 26 TO THE NORTH QUARTER CORNER OF SECTION 26, MONUMENTED AS SHOWN HEREON.
3. ALL LINEAR UNITS ARE IN U.S. SURVEY FEET.
4. EMK CONSULTANTS, INC. DID NOT PERFORM A TITLE SEARCH OR EASEMENT RESEARCH FOR THIS PLAT. EXISTING EASEMENTS OF RECORD AND RIGHT-OF-WAY DEDICATIONS WERE TAKEN FROM DOCUMENTS PROVIDED BY LAND TITLE GUARANTY COMPANY, ORDER NO.: ABC70831315-4, DATED OCTOBER 30, 2024, AT 5:00 P.M.
5. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
6. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
7. A 10' RIGHT-OF-WAY IS GRANTED TO THE CITY OF AURORA FOR STREET RIGHT-OF-WAY AND WILL BE CONSTRUCTED BY THE DEVELOPER TO CITY OF AURORA SPECIFICATIONS.
8. TRACT A, TRACT B, TRACT C, AND TRACT D ARE TO BE PRIVATELY OWNED AND MAINTAINED.
9. THE EASEMENTS HEREON SHOWN AND LABELED 10' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON AUGUST 4, 2022.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DRAFT

SAMUEL L. GALLUCCI III, PLS
FOR AND ON BEHALF OF EMK CONSULTANTS, INC.

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS, AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____ 20__ A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR	DATE
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PREPARED BY
EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING ■ SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMKC.com

JOB NO. 13298

JEWELL URBAN COTTAGES
SUBDIVISION FIL. NO 1.
DATE PREPARED: APRIL, 2025
APPLICANT/DEVELOPER
URBAN COTTAGES
4801 DTC BOULEVARD, SUITE 525
DENVER, COLORADO 80237

SHEET 1 OF 2

